

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD JULY 11, 2017**

The special meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the South Pavilion at the Tinley Park Convention Center, 18451 Convention Center Drive, Tinley Park, IL on July 11, 2017. President Vandenberg called this meeting to order at 7:30 p.m.

Present and responding to roll call were the following:

Village President:	Jacob C. Vandenberg
Village Clerk:	Kristin A. Thirion
Trustees:	Brian H. Younker Michael J. Pannitto Cynthia A. Berg William P. Brady Michael W. Glotz Michael J. Mangin
Absent:	None

Also Present:	
Village Manager:	David J. Niemeyer
Village Attorney:	Patrick Connelly

Motion was made by Trustee Younker, seconded by Trustee Mangin, to approve the agenda as written or amended for this meeting. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Berg, to approve and place on file the minutes of the special Village Board meeting and the regular Village Board meeting held on June 20, 2017. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Brady, to consider approving the following Consent Agenda items.

The following Consent Agenda items were read by the Village Clerk:

A. CONSIDER THE FOLLOWING APPOINTMENTS FOR THE 2017/2018 PLAN COMMISSION:

- KEN SHAW, CHAIR
- TIM STANTON
- PETER KRONER
- EDUARDO MANI
- JOHN CURRAN
- LUCAS J. ENGEL
- ANGELA M. GATTO
- BILL LEMONNIER
- GARRETT GRAY

A. CONSIDER ORDINANCE NUMBER 2017-O-043, AN ORDINANCE AUTHORIZING THE TRANSFER OF REAL ESTATE IN THE TINLEY DOWNES ADDITION SUBDIVISION (7942-7950 172ND STREET);

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- B. CONSIDER ORDINANCE NUMBER 2017-O-044, AN ORDINANCE AUTHORIZING THE TRANSFER OF REAL ESTATE IN THE JOHN M. RAUHOFF SUBDIVISION;
- C. CONSIDER RESOLUTION NUMBER 2017-R-037 REGARDING THE APPOINTMENT OF THE DELEGATE AND ALTERNATE DELEGATE TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY (IRMA);
- D. CONSIDER EXTENDING A CONTRACT WITH RICK DANDAN FOR BUILDING INSPECTION SERVICES.
- E. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 5, 2017, ON SHETLAND DRIVE BETWEEN TURNBERRY LANE AND TAYSIDE LANE FROM 10:00 A.M. TO 10:00 P.M.
- F. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 5, 2017, ON CASTLE DRIVE BETWEEN 84TH AVENUE AND 175TH STREET FROM 3:00 P.M. TO 10:00 P.M.
- G. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SUNDAY, AUGUST 20, 2017, ON LILAC LANE BETWEEN 8304 AND 17646 FROM 12:00 NOON TO 10:00 P.M.
- H. CONSIDER REQUEST FROM CRISIS CENTER FOR SOUTH SUBURBIA TO CONDUCT A RAFFLE THROUGH AUGUST 8, 2017, WITH THE WINNER BEING DRAWN THAT DAY AT SILVER LAKE COUNTRY CLUB.
- I. CONSIDER REQUEST FROM ST. COLETTA'S OF ILLINOIS FOUNDATION TO CONDUCT A RAFFLE THROUGH NOVEMBER 30, 2017, WITH THE WINNER BEING DRAWN ON DECEMBER 1, 2017 AT ST. COLETTA'S.
- J. CONSIDER REQUEST FROM ILLINOIS ARBORIST ASSOCIATION TO CONDUCT A RAFFLE ON OCTOBER 17, 2017, WITH THE WINNER BEING DRAWN THAT DAY AT THE TINLEY PARK CONVENTION CENTER.
- K. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,550,755.46 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JUNE 23, JUNE 30 AND JULY 7, 2017.

President Vandenberg asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Younker, to adopt and place on file **ORDINANCE NUMBER 2017-O-033 AMENDING SECTION II (DEFINITIONS) AND SECTION IX (SIGN REGULATIONS) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE.** Consider recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include, but are not limited to: regulations for sign face area, sign height, quantity of signs, location of signs, sign materials, regulations for signage in the B-5 Zoning District, sign regulations for special areas and particular uses, temporary signs, nonconforming signs, and definitions for terms related to signage.

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The Plan Commission held a Public Hearing on May 4, 2017, and unanimously recommended approval of the Text Amendment (7-0). However, in a separate vote regarding Section IX.D.2.j. of the Zoning Ordinance, the Commission voted (5-2) to recommend Option D (requiring the same background color, font color and font style for multi-tenant sign panels).

The Community Development Committee reviewed the recommendations from the Plan Commission meeting at their June 13, 2017, meeting and recommended approval of the proposed text amendments with the following exception: the Committee recommends Option B for the multi-tenant sign panels for ground mounted signs. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board.

Trustee Pannitto stated that he would like to allow businesses to have their trademark colors on the signs. Community Development Director noted that they can. It is only the background color that this ordinance requires only the background color would remain consistent throughout the multi-tenant sign panel. Attorney Connelly noted that Staff should monitor if businesses feel this is too restrictive and report any finding to the Village Board.

Trustee Glotz noted that only Trustees Younker and Brady voted for Option B. He was not in attendance at the Community Development Committee meeting on June 13, 2017.

Debra Vandenberg stated her concerns about current businesses in the Village being unaware this amendment to the sign ordinance was coming before the Village Board and feels that businesses should have been notified. She questioned if current businesses could be grandfathered in. Trustee Pannitto noted that the Village is trying to make the code more clear so that businesses know what is expected.

Michael Paus stated that he feels this ordinance is too restrictive.

Vote on roll call: Ayes: Pannitto, Berg, Brady, Glotz, Mangin. Nays: Younker. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Glotz, to **AWARD A PROFESSIONAL SERVICES AGREEMENT TO LAKOTA GROUP FOR A BUSINESS, PROGRAMMING AND MARKETING ACTION PLAN FOR DOWNTOWN TINLEY PLAZA**. One of the action steps in the Branding Plan developed last year by Roger Brooks was a Business, Programming and Marketing Action Plan for Downtown Tinley Plaza. Brooks and another consultant, Lakota Group, submitted RFQs. The Branding Leadership Team Marketing Subcommittee interviewed both firms. The staff recommendation is to hire Lakota Group. Lakota Group has significant experience in downtown development in the Chicago area, including Homewood, Evanston and Highland Park. Staff believes they will bring a good mix of planning, marketing, and plaza programming to the project. Lakota's cost is \$79,965. The Brooks proposal is \$85,000. The proposal includes opportunities for public input and also working with the Village Board and staff to synthesize our downtown planning efforts with planning of the plaza. The study is expected to be completed in three to five months. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board.

Michael Paus stated that he feels that the placement of the new plaza and the fountain placement should not be part of this plan. He also stated his concerns about the use of consultants by the

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Village. He would like to see the fountain be built now at Zabrocki Plaza.

Michael Stuckly stated his concerns about there being enough funds in the 2018 Budget for the fountain.

Trustee Younker noted that the Village would be meeting to discuss financing options for the fountain in the next two weeks.

Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Younker, to adopt and place on file **RESOLUTION NUMBER 2017-R-039 APPROVING AND RECOMMENDING A FOUR YEAR 50% PROPERTY TAX ABATEMENT FOR THE PROPERTY LOCATED AT 8451 WEST 183RD PLACE (SURFACE SHIELD)**. This Resolution provides support for a four (4) year 50% property tax abatement of the Village's portion only. The Tinley Park Incentive Policy allows a Will County property tax abatement for projects that meet Will County Center for Economic Development criteria. This project meets the goals and objectives for encouraging redevelopment in Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in previous meetings. This resolution was recommended for approval by the Economic Development and Marketing Committee at their June 27, 2017, meeting and was reviewed by the Economic Commercial Commission at their July 10, 2017, meeting. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mangin, seconded by Trustee Glotz, to **AWARD A PROFESSIONAL SERVICES AGREEMENT TO ALLIANT/MESIROW INSURANCE SERVICES FOR HEALTH INSURANCE BROKER SERVICES**. The Village recently did a Request For Qualifications for a new health insurance broker. The Village last did this in 2014 and selected Hallberg Insurance.

The Village would like to take the health insurance program to the next level and has interviewed a few brokerage firms. The following is included:

- Improved employee communication;
- New, nontraditional ideas on health insurance plans that will assist the Village to better manage costs;
- Familiarity with the rapidly changing health insurance laws and markets;
- A robust employee wellness plan; and
- A firm that is in a position to be able to institute and properly communicate a new plan for the upcoming October 1st plan year to our employees.
- This will save the Village an annual cost of \$50,000 per year;
- Flat fee is \$42,000 per year for the first two years; the third year is based on CPI.

President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board.

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Michael Brown, former Tinley Park Police Officer, stated that in 2014 he was injured and has been declared catastrophically disabled. He noted that under Village pasted Ordinance 2016-O-054 takes benefits away from him that were promised to him prior to the aforementioned ordinance.

A concerned citizen stated that she feels the Board should have asked the employees how they feel about how this item would affect them.

The Village Attorney stated that this item has nothing to do with Police Insurance; this item is for a Health Insurance Broker, who will procure quotes for health insurance.

Trustee Mangin stated this Broker would communicate with staff.

Mayor Vandenberg stated Village Staff was part of the interview with these firms; employees were involved in the process.

Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mangin, seconded by Trustee Pannitto, to **AUTHORIZE AN ENGAGEMENT LETTER WITH BKD LLP TO CONDUCT FRAUD RISK ASSESSMENT FOR THE VILLAGE OF TINLEY PARK.** The Village recently sent out an RFQ for a fraud risk assessment. Six firms submitted proposals and BKD LLP was rated the most qualified firm. BKD LLP will evaluate current fraud prevention processes and procedures, provide guidance on methods to reduce risk, and issue a report prioritizing financial risks and identifying areas most vulnerable to fraud along with recommendations. The fees will be \$45,000 plus a 4% administrative fee. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board.

Trustee Pannitto noted this is a good first step and is looking forward to control on procedures.

Trustee Mangin stated that this will be an independent view of procedures.

Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Berg, to adopt and place on file **ORDINANCE 2017-O-045 AMENDING TITLE XI, CHAPTER 112, SECTION 112.22 OF THE TINLEY PARK MUNICIPAL CODE – ADDITION OF ONE (1) CLASS EV LIQUOR/VIDEO LICENSE (7101 183RD STREET).** The proposed Ordinance would increase the Class EV Liquor/Video Licenses by one (1). The applicant is proposing to operate a delicatessen with a grocery store at 7101 183rd Street. Video gaming for this establishment is permitted subject to the agreed upon condition that no video gaming signage will be placed on the premises. The respective license will be for the following business:

- Fratello's Deli & Catering, 7101 183rd Street - Video gaming is proposed at this location.

Upon approval of this Ordinance, the total number of Class EV liquor/video licenses would be six

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(6). President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board.

Trustee Pannitto spoke to the two companion ordinances being presented before the Board, this one and the Ordinance presented in the following item. He stated that generally he is not a fan of gambling and he does not approve of the license for the store at 7101 183rd Street, but does see the advantage for the license for the business at 17823 80th Avenue. Trustee Pannitto hopes Fratello's comes to the location on 183rd, but does not feel gambling should come with it.

Trustee Mangin stated that he had requested to see the architects drawing for this establishment; he has had the opportunity to see this drawing.

Trustee Berg is excited about this business coming to the Village.

Trustee Glotz stated that he would like to see the Village put a cap on video gaming licenses. He would like to only permit a video gaming license if an existing license is released or eliminated. He would not like to see 17823 80th Avenue remain vacant.

Vote on roll call: Ayes: Younker, Berg, Brady, Mangin. Nays: Pannitto, Glotz. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Mangin, to adopt and place on file **ORDINANCE 2017-O-046 AMENDING TITLE XI, CHAPTER 112, SECTION 112.22 OF THE TINLEY PARK MUNICIPAL CODE – ADDITION OF ONE (1) CLASS AV LIQUOR/VIDEO LICENSE (17823 80TH AVENUE)**. The proposed Ordinance would increase the Class AV Liquor/Video Licenses by one (1). The applicant is proposing to operate a full service restaurant at 17823 80th Avenue. Video gaming for this establishment is permitted. The respective license will be for the following business:

- Fratello's Deli & Catering, 17823 80th Avenue - Video gaming is proposed at this location.

Upon approval of this Ordinance, the total number of Class AV liquor/video licenses would be twelve (12). President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board.

Trustee Glotz, due to the this business space being vacant for a long period of time and fire damage done to this space, is changing his opinion on a video game license for this space in order to help defer costs for the renovations.

Mayor Vandenberg noted that his office gets multiple requests for video and liquor licenses. He explained that funds generated from these licenses are earmarked for special events throughout the Village, such as Music in the Plaza. The sponsors for these events do not cover all the costs. Funds from these licenses also are earmarked for the Villages Branding program and entertainment in our downtown area. He stated there is a business aspect to these licenses.

Diane Galante suggested that the Board require the business to earn a percentage from their actual business in order to avoid having sole video gaming establishments (video gaming parlors). Attorney

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Connelly noted that the Village board put a moratorium on the number of these video gaming parlors. They are capped at five (5) EV licenses specifically for video gaming parlors; they also must have over 2,000 square feet of space and a food menu. There are 795 businesses, seventy-seven (77) liquor licenses and twenty-seven (27) video-gaming licenses.

A concerned citizen asked if the gaming can be walled off in the business. Mayor Vandenberg stated there are state requirements for these types of things.

Wilma Penny suggested a step payment program for video gaming.

Vote on roll call: Ayes: Younker, Berg, Brady, Glotz, Mangin. Nays: None. Absent: Pannitto. President Vandenberg declared the motion carried.

At this time Mayor Vandenberg made the following disclosure:

“It has come to my attention that certain social media sites have alleged that I have some sort of interest in the “Residences” at Brookside Glen which is before you tonight. I want to be clear that this information is patently false.

First, I have no interest in this property or project whatsoever. That includes financial or otherwise as defined by the Tinley Park Village Code or any other ethics statute I’m aware of. My uncle, my father’s brother, is the owner of the property in question. I want to reiterate that I personally am not involved nor do I have any interest in this endeavor or any other company or endeavors that my uncle, Scot Vandenberg, is involved in.

Moreover, I have never and will never use my position, either as Trustee or Mayor, to advocate for or against this project or any other project that a family member may be involved in. I hope this information helps you in analyzing this project like all others before you in accordance with the Zoning Code of Tinley Park and all other State and Federal laws.”

Mayor Vandenberg then turned this item over to President Pro-Tem Younker.

President Pro-Tem Younker stated the following:

That prior to making a motion on this, some discussion will be allowed due to the petitioner being here as well as the large number of residents in attendance at the meeting. However, a public hearing was not recreated. A complete record and the Board are aware of the testimony at the Public Hearing as well as the Plan Commission Findings and recommendations. The Petitioner was allowed to address the Board to make a brief statement. The objecting citizen group representative was also allowed to make a brief statement. Everyone else was allowed four (4) minutes to address the Board during public comment.

The Attorney for the Petitioner, Andrea Crowley, with Law Firm Griffin and Gallagher, gave a history of the project and thanked staff for all their help. She noted that if the Board votes no, the petitioner will most likely come back to the Village with a nine (9) building project.

Michael Mueller, representing the United Against Brookside Glen Group, stated that the group made their points at the Public Hearing on June 28, 2017, He feels this project will change the character of

the “neighborhood” and asked the Board to continue to hear their concerns.

Motion was made by Trustee Glotz, seconded by Trustee Pannitto, to **ACCEPT THE RECOMMENDATION OF THE PLAN COMMISSION THAT BASED ON THE EVIDENCE PRESENTED THE SUBMITTED PROJECT FAILED TO MEET THE STANDARDS FOR THE GRANTING OF A SUBSTANTIAL DEVIATION FROM A PUD.**

Village Attorney Connelly clarified what the Village Board would be voting on. The motion was made to accept the recommendation of the Plan Commission and essentially deny this project. This would be a failure at first reading and would not come back before the Village Board.

Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None. President Pro-Tem Younker declared the motion carried.

At this time, President Vandenberg asked if anyone from the Board or Staff would care to address the Board.

President Vandenberg announced that the Downtown Tinley Block Party will take place on Sunday, July 16th from noon – 7:00 p.m. The Village will celebrate its 125th Year of Incorporation. He noted his appreciation for Public Works and Public Safety staff for their hard work that day.

Trustee Glotz congratulated Kiera Fitzmaurice, daughter of Tinley Park Fire Fighter Liam Fitzmaurice, who raised \$1,570 for Tinley Wish at her lemonade stand earlier this summer. He thanked Clerk Thirion, Fire Chief Reeder, Deputy Fire Chief Klotz and founder of Tinley Wish, Dennis Mahoney, for supporting Kiara in her efforts.

Trustee Pannitto stated he hopes the petitioner for the Residences at Brookside Glen finds a new plan to fit into the quality of Tinley Park and its citizens.

At this time, President Vandenberg asked if anyone from the Public would care to address the Board.

Steve Reed gave his perspective on the Residence project as a Brookside Glen resident.

Katie Campbell thanked the Brookside Glen neighbors for their support.

Michael Paus thanked Clerk Thirion for organizing this meeting at a larger venue and congratulated the Brookside Glen residents.

Judy Jenny thanked Trustee Glotz for helping her solve an issue at her home. Trustee Glotz thanked Public Works Director Kevin Workowski for his help with this matter.

Helen Ricks thanked the Board for not approving the Residences at Brookside Glen.

Debra Hunter stated her concerns with the marketing survey done by the petitioner of the Residences at Brookside Glen.

Jim Cappella thanked the Board for listening to the residents.

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Michael Mueller thanked the Board for supporting the citizens. He stated a special thanks to Trustee's Pannitto, Glotz and Brady for returning emails and phone calls.

Dina Karch asked if the Board could put a cap on apartment dwellings in the Village. Attorney Connelly stated that would not be in compliance with State Law.

Rick Bruno presented a remembrance of former Tinley Park Police Officer Louis Jogman, who was shot in the line of duty forty (40) years ago.

Mayor Vandenberg stated that there will be no Executive Session at this meeting.

Motion was made by Trustee Younker, seconded by Trustee Pannitto, to adjourn the special Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the special Board meeting at 8:44 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item."

APPROVED:



Jacob C. Vandenberg, Village President

ATTEST:



Kristin A. Thirion, Village Clerk